

MINUTES  
DU PAGE NATIONAL TECHNOLOGY PARK BOARD  
January 23, 2008

The meeting was called to order by Interim Chairman Huizenga at 8:40 a.m.

Members Present:     Kathy Buettner  
                          Michael Fortner  
                          Peter Huizenga  
                          John Peters  
                          Carol Potts  
                          Mike Stokke  
                          Terry Van der Aa  
                          Jim Weyenmeyer

Members Absent:     Gary Conkright

Staff Present:        Jack Tenison, Executive Director  
                          Patti Miller, Executive Assistant

Other Present        George Maurides, Maurides & Foley, L.L.C.  
                          Mark Wrzeszcz, CBBEL  
                          Gail Tate, UIUC-TRECC  
                          Jonas Talandis, UIUC-TRECC  
                          Lisa Maedgen, DAA

Approval of Minutes

Mbr. Weyhenmeyer moved to approve the minutes of September 11, 2007 Board meeting Seconded by Mbr. Buettner. Voice vote: 8 ayes: Interim Chairman Huizenga and Mbrs. Buettner, Fortner, Peters, Potts, Stokke, Van der Aa and Weyenmeyer. 1 Absent: Mbr. Conkright. No nays. Motion carried.

Executive Director's Report

Jack Tenison introduced Gail Tate, TRECC and asked her to give a brief introduction on the facility. Gail stated The Technology Research, Education and Commercialization Center (TRECC) showcases collaboration technologies developed and employed by the University of Illinois (both the Urbana-Champaign and Chicago campuses). The Center is managed by the University of Illinois at Urbana-Champaign, National Center for Supercomputing Applications. The Center is open to the public for tours and technology demonstrations to groups representing government, business and education. The facilities may be leased to organizations for the purposes of hosting meetings, conferences, seminars, training classes, workshops and other group sessions. Mr. Tenison stated there is an important use for TRECC at the Tech Park. TRECC is working with Argonne National Laboratory and is part of the Transportation Research Program that Argonne brought out to the Tech Park. Mr. Tenison stated he was notified from The University of Illinois the funding at the federal level for TRECC could be ending in June 2008. Mr. Tenison is working with the University of Illinois and Argonne on continued funding

for TRECC. Mr. Tenison stated Chairman Schillerstrom sent a letter to the President of the University of Illinois asking for a meeting to discuss the funding issue for TRECC. Mr. Tenison stated TRECC was brought out to be located at the Tech Park but unfortunately because of the timing of the completion of the infrastructure of the Park the Tech Park was not able to utilize TRECC's capabilities.

Mr. Tenison stated Mbr. Weyhenmeyer will be resigning from the Tech Park Board because he is leaving the University of Illinois. Mbr. Weyhenmeyer stated that he took the position of Sr. V.P. of Research at the State University of New York as well as the COO for the City of Research Foundation. Mbr. Weyhenmeyer stated he has enjoyed serving on the Tech Park Board.

Mr. Tenison asked Mbr. Buettner to give the Board an update on the status of the NIU Proton Treatment Center. Mbr. Buettner stated that considerable progress has been made in the past six to eight months and NIU is targeting to break ground in June. They have completed all of the interviews with construction, architectural and engineering firms with the assistance of CenterPoint Properties. The final contracts are being negotiated. Mbr. Buettner stated they are still waiting for final confirmation from the Health Facilities Planning Board regarding the application that was filed August 3, 2007. Mbr. Buettner stated as of now they have received \$7.2 million in Federal Planning Grants and they are negotiating a contract with CenterPoint Properties to build the building at their expense and at a later date NIU would buy them out. The estimated cost of the building is \$40-47 million. Mbr. Buettner stated the no one is an objector to the application to the Health Facilities Planning Board at this time. Mbr. Buettner stated that the Central DuPage Project has been moved from the Central DuPage Campus to property at Cantera in Warrenville. Mbr. Buettner stated that in their opinion the market is not sufficient to support both facilities, there are only five facilities throughout the United States and every facility that has been built to date has been University based. Mbr. Buettner stated according to the rules in the application, they cannot partner in terms of an equity investment with a hospital but they can partner with a University or a group of divisions that are supporting the University, such as a faculty foundation or a medical association affiliated with the University. Mbr. Buettner stated they have confined discussions to the major Medical Research Universities in the Chicago area as well as other outside the state that have an expertise on Proton Therapy. Mbr. Huizenga stated it seemed logical that CDH should reconsider their position and join efforts with NIU and this project. Mbr. Buettner stated that over the last eight months they have had two meetings with CDH convened by Chairman Schillerstrom in an attempt to bring the parties together. The last meeting was in November 2007 and included Dr. Peters and the Chairman of NIU. A location could not be agreed upon, CDH was insistent that the center be on the campus of CDH and NIU said that their center would be at the Tech Park. Mbr. Buettner stated they were surprised when CDH filed papers a few weeks ago indicating that they were moving their facility to Cantera. Mr. Tenison stated for the Tech Park to be successful and be in the bio-medical field the Proton Center is our avenue to do that.

Mr. Tenison stated that Argonne has leased space at the DuPage Flight Center and are working on their transportation research program. Argonne has purchased computer equipment that is being installed in the communications building at the Tech Park. Argonne is supposed to enter into an agreement with CenterPoint Properties to lease space in a building that CenterPoint Properties builds and to relocate the equipment from the communications building to this facility.

Mr. Tenison stated that CenterPoint Properties has submitted and the DAA has approved preliminary plans for construction of a 60,000sf speculative building that would house Argonne. Mr. Tenison stated the construction should start in the early spring and presented the Board with a layout of the facility. Mr. Tenison stated that Argonne has received \$12 million in funding which will last them approximately four years.

Mr. Tenison stated that at the Tech Park there is a 80,000sf building that was known as Cyber Continuity Center. Cyber Continuity Center has had financial issues and this has caused a problem for CenterPoint Properties. CenterPoint is making presentations to other companies that may be interested in the building. CenterPoint is paying the ground lease for this building.

Mr. Tenison stated that the bylaws were changed and the reason we were waiting to elect a Chairman for the Tech Board was that an election could not take place until the County Board Chairman appointed all of his appointees. Mr. Tenison stated that this has been done and the Board can consider election of a Chairman for the Tech Park. Mbr. Huizenga suggested that this issue be put on the next Tech Park Board agenda.

Mr. Tenison asked the Board to try and get a couple of meeting dates for the next two Board meetings. The Board agreed on March 19, 2008 at 8:30 a.m. and May 21, 2008 at 8:30 a.m. Mr. Tenison stated we will try and keep the meetings consistent and have them on the third Wednesday of the month.

Mr. Tenison passed out some information on the mission goals and accomplishments for 2007. Mr. Tenison asked the Board to review the mission statement and we can discuss it at the next Board meeting.

#### Financial Reports

Mr. Tenison passed out a revised budget sheet for the Board to review. Mr. Tenison stated this sheet shows the budget changes for the year. Mr. Tenison stated that transfers were made from our internal contingency or other line items to make adjustments but the bottom line did not change. Mr. Tenison stated that some of the key changes were:

- Funding for legal descriptions and Tax Platt Assessments
- Incubator development reports

Mr. Tenison stated in terms of the balance sheet and the income statement we have significant notes payable to DuPage County and the DuPage Airport Authority. The \$36 million on the balance sheet is the value of the constructed materials which will be taken off the balance sheet once those items are dedicated to West Chicago. Mr. Tenison stated we are in the process of completing a punch list with West Chicago for the acceptance of dedication. Mr. Tenison stated the dedication will most likely be late spring or early summer. Mr. Tenison stated that CenterPoint Properties paid \$1 million towards improvements and there is money the DAA borrowed from CenterPoint Properties for improvements.

Mbr. Weyenmeyer moved to approve Resolution 2008-1 “Approve Fourth Revised 2007 Budget” Seconded by Mbr. Van der Aa. Voice vote: 8 ayes: Interim Chairman Huizenga and Mbrs. Buettner, Fortner, Peters, Potts, Stokke, Van der Aa and Weyenmeyer. 1 Absent: Mbr. Conkright. No nays. Motion carried.

#### Presentation Regarding General Cash-Flow Related to Tech Park Activities

Mr. Tenison presented the Board with a chart to show the general cash-flow related to Tech Park activities. Mr. Tenison stated the cash flows from three sources:

- Tech Park Tenants – CAM charges (common area maintenance charges)
- CenterPoint Properties
  - Guarantee Payments that increases each year
  - Ground Leases
  - Shared Revenue-1% of lease cost of buildings
  - Common Area Maintenance (CAM)
  - Communications Facility Lease
- Tech Park Tenants leasing DAA property other than in the Tech Park – General lease payments.

Mr. Tenison stated we will probably spend just under \$40 million on infrastructure for the Tech Park so there is a gap of about \$6 million. It was written in the Agreement with CenterPoint Properties that they would pay the first \$1 million. \$3.9 million was borrowed by the DAA from CenterPoint Properties for the Tech Park to pay the contactors. There is an interest rate associated with this loan. The DAA pays CenterPoint Properties back every month by discounting what CenterPoint Properties owes the DAA.

#### Review And Approve 2008 Technology Park Budget

Mr. Tenison passed out a revised sheet for the Board’s review. There is only revision on the sheet is Salary and Benefits-Other \$7,819.50. There was an error in QuickBooks and this is a deduction. Mbr. Tenison reviewed the budget with the Board. Lisa Maedgen, Director of Finance and Administration for the DAA stated that the budget would be presented to the Finance Committee and the DAA Board in February.

Mbr. Buettner stated the incubator project needs to be thought through carefully and proposed forming a sub-committee of the Board to address this issue. Mbr. Huizenga requested Mbr. Buettner to take leadership of creating a sub-committee for the incubator project.

Mr. Tenison stated the DAA is proposing when there is work that needs to be done at the Tech Park and can be charged back to CenterPoint the DAA would like to be able to write the check. Mr. Tenison stated from an operational standpoint this could work but from his personal standpoint it is not the cleanest.

Mbr. Peters moved to approve Resolution 2008-2 “Approval of 2008 Budget” with the proviso that the Executive Director is to discuss the capital budget funding with the DuPage Airport Authority Representatives. Seconded by Mbr. Weyhenmeyer. Voice vote: 8 ayes: Interim Chairman Huizenga and Mbrs. Buettner, Fortner, Peters, Potts, Stokke, Van der Aa and Weyenmeyer. 1 Absent: Mbr. Conkright. No nays. Motion carried.

Review 2007 Management Agreement Between DNTP And DuPage Airport Authority

Mr. Tenison stated at the last Tech Park Board meeting the Board requested a copy of the Management Agreement between the DuPage National Technology Park and the DuPage Airport Authority for their review. Mr. Tenison stated the Agreement has not been considered by the DAA Board this year. Lisa Maedgen, Director Finance and Administration, DAA stated this will be going to the DAA Finance Committee as well as the DAA Board in February 2008.

Approve 2008 Contract For General Engineering Services with Christopher B. Burke Engineering In An Amount Not To Exceed \$50,000

Mr. Tenison is recommending to the Board to approve entering into a one year contract with Christopher B. Burke Engineering, Ltd. for services related to engineering technical support in an amount not to exceed \$50,000. The 2008 budget proposes allocations of \$20,000 for engineering questions not related to Exhibit K and \$30,000 for items related to Exhibit K.

Mbr. Weyhenmeyer moved to approve Resolution 2008-3 “Approval of 2008 Contract for General Engineering Services with Christopher B. Burke Engineering, Ltd.” Seconded by Mbr. Buettner. Roll call vote: 8 ayes: Interim Chairman Huizenga and Mbrs. Buettner, Fortner, Peters, Potts, Stokke, Van der Aa and Weyhenmeyer. 1 Absent: Mbr. Conkright. No nays. Motion carried.

Approve 2008 Contract For Legal Services With Maurides & Foley In An Amount Not To Exceed \$70,000

Mr. Tenison is recommending to the Board to approve entering into a one year contract with Maurides & Foley L.L.C. for legal services in an amount not to exceed \$70,000. The 2008 budget proposes allocations of \$40,000 for legal questions not related to Exhibit K and \$30,000 for items related to Exhibit K.

Mbr. Weyhenmeyer moved to approve Resolution 2008-4 “Approval of 2008 Contract for Legal Services with Maurides & Foley, L.L.C.” Seconded by Mbr. Van der Aa. Roll call vote: 8 ayes: Interim Chairman Huizenga and Mbrs. Buettner, Fortner, Peters, Potts, Stokke, Van der Aa and Weyhenmeyer. 1 Absent: Mbr. Conkright. No nays. Motion carried.

Approve Reimbursement From 2008 DNTP Operating Budget Of \$500,000 Operating Advance Provided By DuPage County

Mr. Tenison stated in February 2002 DuPage County approved a resolution authorizing them to give the Tech Park a \$500,000 interest free loan to cover operating expenses. The loan was to be paid back at the rate of \$100,000 per year starting in 2007. Mr. Tenison stated DuPage County is requesting payment of the entire \$500,000 in 2008.

Mbr. Weyhenmeyer moved to approve Resolution 2008-5 “Approve Repayment of \$500,000 loan from DuPage County” Seconded by Mbr. Buettner. Roll call vote: 8 ayes: Interim Chairman Huizenga and Mbrs. Buettner, Fortner, Peters, Potts, Stokke, Van der Aa and Weyhenmeyer. 1 Absent: Mbr. Conkright. No nays. Motion carried.

Old Business

None

New Business

None

Adjournment

With no further business remaining before the Board, the meeting was adjourned at 10:40 a.m. on a motion by Mbr. Van der Aa, seconded by Mbr. Buettner. Voice vote: 8 ayes: Interim Chairman Huizenga and Mbrs. Buettner, Fortner, Peters, Potts, Stokke, Van der Aa and Weyenmeyer. 1 Absent: Mbr. Conkright. No nays. Motion carried.

Respectfully submitted

Patti Miller